

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 3810122-00753 Clear Title Group
 Print Date & Time: 01/11/2023 3:59 PM ALTA ID : 1077284
 Officer/Escrow Officer: Eileen Valdes 1111 Lincoln Road Suite 801 Miami Beach,
 Settlement Location: 1111 Lincoln Road Suite 801 Miami FL 33139
 Beach, FL 33139

CLEAR
TITLE
GROUP

Property Address: 247 E Rivo Alto Dr , Miami Beach, FL 33139
 County: Miami Dade
 Buyer: Mitchell Schuster, Trustee of 247 Rivo Land Trust dated January 10, 2023
 Seller: Edward Lando
 Lender: First Republic Bank
 P.O. Box 790869, San Antonio, TX 78279-0869
 Settlement Date: 01/11/2023
 Disbursement Date: 01/12/2023

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$16,700,000.00	Contract Sales Price	\$16,700,000.00	
		Deposit or earnest money		\$500,000.00
		Deposit or earnest money		\$1,100,000.00
		Principal Loan Amount from First Republic Bank		\$8,000,000.00
		Prorations/Adjustments		
\$6,634.53		County Taxes (Unpaid) 220145.6500/yr 01/01/23 to 01/12/23		\$6,634.53
		Loan Charges to First Republic Bank		
		Daily interest charges from 01/12/23 to 02/01/23 @ 1211.11/day First Republic Bank	\$24,222.20	
		Other Loan Charges		
		Appraisal Fee to Dlna Miller Associates	\$4,800.00	
		Courier Fee/Overnight Fee to First Republic Bank	\$30.00	
		Credit report to Factual Data Services	\$27.45	
		Document Preparation Fee-Orig to First Republic Bank	\$30.00	

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		Flood Cert. Fee to DataVerify Flood Services	\$6.00	
		Insurance Monitor Fee to SWBC	\$55.00	
		Processing Fee to First Republic Bank	\$1,095.00	
		Tax Service to Lereta	\$84.00	
		Impounds/Escrows		
		Flood Ins. Reserve 3 Month(s) @ 322.00 per Month(s) First Republic Bank	\$966.00	
		Title Charges & Escrow / Settlement Charges		
		ALTA 8.1 Env. Protection to Clear Title Group	\$25.00	
		Florida Form 9 to Clear Title Group	\$3,223.00	
		Lender's Coverage (\$8,000,000.00) to Clear Title Group	\$350.00	
		Navigational Servitude to Clear Title Group	\$3,223.00	
		Owner's Coverage (\$16,700,000.00) to Clear Title Group	\$31,880.00	
		Settlement or Closing Fee - Buyer to Clear Title Group	\$1,500.00	
\$65.00		Title Search Seller to Clear Title Group		
\$35.00		Wire Fee to Clear Title Group		
		Commission		
\$292,250.00		Listing Commission to Official Partners		
\$292,250.00		Selling Commission to Official Partners		
		Government Recording and Transfer Charges		
\$100,200.00		Deed Doc Stamps to CLERK OF THE CIRCUIT COURT		
\$18.50		LLC AFFIDAVIT to CLERK OF THE CIRCUIT COURT		
		Mortgage Doc Stamps to CLERK OF THE CIRCUIT COURT	\$28,000.00	
		Mortgage Intangible Tax to CLERK OF THE CIRCUIT COURT	\$16,000.00	
		Recording Fees for Deed to CLERK OF THE CIRCUIT COURT	\$18.50	
		Recording Fees for Mortgage to CLERK OF THE CIRCUIT COURT	\$256.50	
		TRUST CERT to CLERK OF THE CIRCUIT COURT	\$18.50	
		Payoff(s)		
		Lender: JP Morgan Chase Bank, N.A.		
\$10,007,407.28		Payoff First Mortgage to JP Morgan Chase Bank, N.A.		
		Miscellaneous		
\$224,732.02		2022 Property Taxes to Miami-Dade County Tax Collector		
		Buyer Attorney Fee to Nexterra Law	\$6,500.00	
\$211.00		Municipal Lien Search to TrueLine Technologies, LLC		
\$542.00		Permit #RWP0221-7087 - Unpaid Fees to City of Miami Beach		

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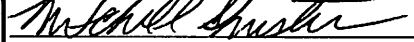
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\$5,000.00		Seller Attorney Fee to Greenberg Traurig, P.A.		
		Survey to NexGen Surveying, LLC	\$1,000.00	
		Title Review For Lender to Mathison Whittles, LLP	\$850.00	
\$286.92		Utility Balance to City of Miami Beach		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$10,929,632.25	\$16,700,000.00	SubTotals	\$16,824,160.15	\$9,606,634.53
		Due From Borrower		\$7,217,525.62
\$5,770,367.75		Due To Seller		
\$16,700,000.00	\$16,700,000.00	Totals	\$16,824,160.15	\$16,824,160.15

Acknowledgement

I have carefully reviewed this Settlement Statement and to the best of my knowledge and belief, it is true and accurate statement of all receipts and disbursements. I further certify that I have received a copy of this Settlement Statement.

247 Rivo Land Trust dated January 10, 2023



By: Mitchell Schuster, Trustee

Edward Lando

Settlement Agent

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